

Minutes of the Land Use, Parks and Environment Committee - December 7, 2004

The meeting was called to order at 8:53 a.m. by Chair Kolb.

Present: Chair Walter Kolb, County Board Supervisors Kathleen Cummings, Pauline Jaske, Scott Klein (arrived at 9:00 a.m.), Bill Kramer, Vera Stroud; **Absent:** Daniel Pavelko
Staff Present: Legislative Policy Advisor Mark Mader, Legis. Associate Sandra Meisenheimer
Also Present: Parks System Mgr. Jim Kavemeier, Planning & Zoning Mgr. Dick Mace, Sr. Financial Analyst Andy Thelke

Approve Minutes of November 16, 2004

Motion: Kramer moved, second by Cummings, to approve the minutes of 11/16/04. **Motion carried 5 – 0.**

Executive Committee Report by Walter Kolb (Meeting of December 6, 2004)

Chair Kolb reported on some of the items that were discussed, reviewed and/or considered at the meeting on Monday, December 6.

Read Correspondence

1. Mader said the Public Hearing for the 2005 Waukesha County Development Plan proposed amendments is tentatively scheduled for February 15, 2005.
2. Letter from Jim Kavemeier, Parks System Mgr., to Gloria McCutcheon of DNR regarding the North Lake Public Access.

Southeastern County Lake Management District (Phantom Lake, Eagle Springs Lake, Springbrook Lake) Update by Karen McNelly

This item was held over.

Consider Proposed Ordinance: 159-O-081 Ketterer Property Acquisition

Kavemeier said this ordinance will require a two-thirds vote on the Board floor because they are appropriating fund balance to accomplish this acquisition. The Ketterer property is located in the Town of Merton in the northern portion of the county, and the county has been trying to acquire it since 1973. There is a 60-foot access road to the primarily wooded parcel of 76.8 acres. There are some wetlands but mainly upland woods on the property. The purchase price is \$1,414,000 or \$18,411 per acre. Two appraisals were done. Kavemeier showed different views of the property: view of access from CTH Q, views of Oconomowoc River, and view of interior woodlands.

Motion: Kramer moved, second by Jaske, to approve Ordinance 159-O-081. **Motion carried 6 – 0.**

Consider Proposed Resolution: 159-R-013 Amend the Regional Water Quality Management Plan for the City of Waukesha, Waukesha County, Wisconsin

Mace said there is only secondary environmental corridor along the stream in this amendment. The stream runs from Northview south towards Highways 18 and TT and is a cold water quality creek. The development going in is to the west of the creek. Historically, the Regional Planning Commission has asked that the county endorse these amendments, which is good from a planning perspective.

Motion: Klein moved, second by Cummings, to approve Resolution 159-R-013. **Motion carried 6 – 0.**

Consider Proposed Ordinance 159-O-079 Amend the District Zoning Map of the Town of Brookfield Zoning Ordinance by Conditionally Rezoning Certain Lands Located in Part of the NW ¼ of Section 29, T7N, R20E, Town of Brookfield from the R-2 Residential and the C-1 Conservancy Districts to the R-3 Residential and C-1 Conservancy Districts (County) and from the Rs-3 Single Family Residential and C-1 Conservancy Districts to the RM-2 Multi-Family Residential District with a PUD Overlay District and C-1 Conservancy District (Town) (SZT-1526)

Mace reviewed the location in the Town of Brookfield. The existing use is single-family residential with the requested use for four, two-family condominium units (total of eight dwelling units). The Planning staff is recommending approval as conditioned by the Town and subject to the issuance of a Conditional Use Permit by the county relating to details of the project on those portions of the site subject to county regulation under the Shoreland Ordinance. The two conditions are outlined in the ordinance. The Planning staff feels the proposed development of the site with the four, two-family type condominium units is an appropriate use for this property and represents a good buffer and transition use between the residential neighborhoods to the north and the more commercial office-oriented uses to the south.

Motion: Jaske moved, second by Kramer, to approve Ordinance 159-O-079. **Motion carried 6 – 0.**

Consider Proposed Ordinance 159-O-080 Amend the District Zoning Map of the Town of Summit Zoning Ordinance by Conditionally Rezoning Certain Lands Located in Part of the N ½ of the NE ¼ of Section 18, T7N, R17E, Town of Summit, from the A-1 Agricultural District to the R-1 Estate Residential District (ZT-1537)

Mace reviewed the location in the Town of Summit containing approximately 80 acres of land. The present land use is agricultural with the proposed land use for twenty-seven residential lots at a minimum of one acre in area along with common open space.

On Page 16 of the attachments (Section 2, 1.), Jaske questioned the word “substantial” conformity. She suggested adding “or as amended by the Town” after conformity. Klein said there is a lot of concern about basements but what about the septic systems? Mace said there will either be conventional mounds or A+4’s. Mace said he shares everyone’s concerns about allowing new development with mounds or A+4’s but that is what happened with the new Comm. 83 laws.

The Planning staff is recommending approval since the rezoning amendment was revised and conditioned by the Town of Summit Board on September 2, 2004, as outlined in the staff recommendation.

Motion: Stroud moved, second by Jaske, to approve Ordinance 159-O-080. **Motion carried 4 – 2; Cummings and Klein voting no.**

Motion to adjourn: Kramer moved, second by Cummings, to adjourn the meeting at 10:35 a.m. Motion carried 6 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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